

5499-000

146



State of Florida ss
County of Palm Beach

This Plat was Filed for Record at 12:57pm this 24 day of March, 2000, and Duly Recorded in Plat Book 87 at Pages 146 and 147.

Dorothy H. Wilken, Clerk

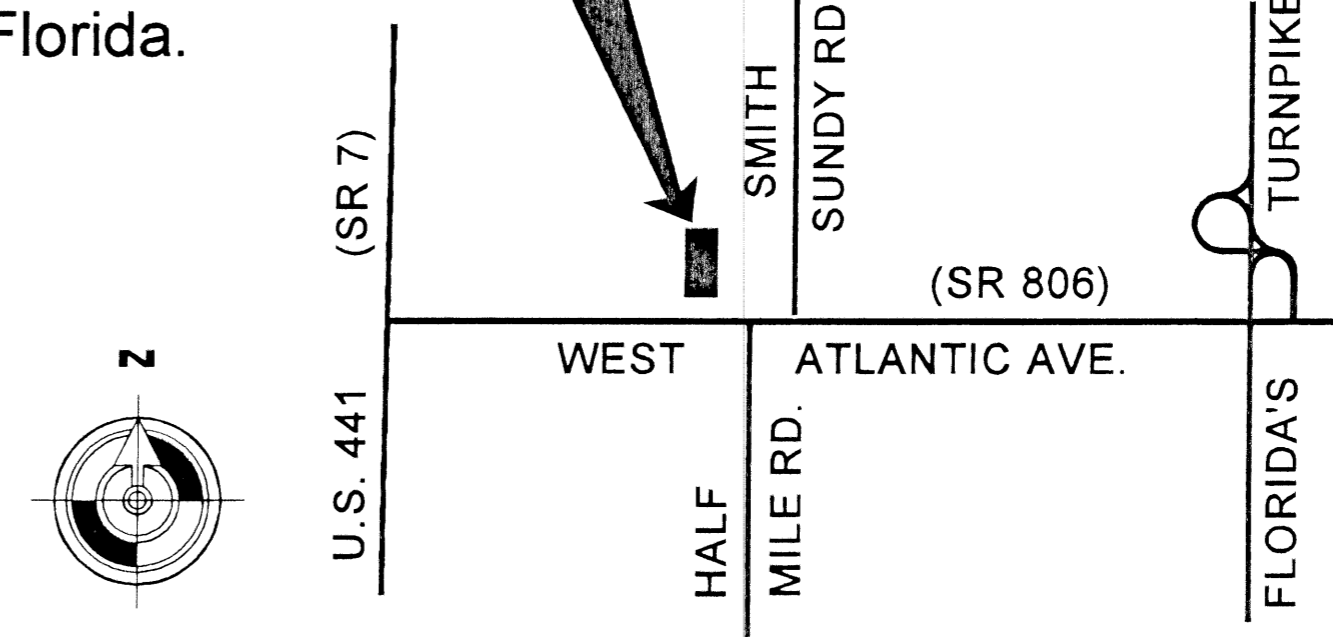
By: Liah S. Emerson DC

Sheet 1 of 2 Sheets

PEANUTS COUNTRY STORE PLAT

A Replat of a Portion of the South One-Half of Tract 119 of Section 18, Township 46 South, Range 42 East, according to the Plat of PALM BEACH FARMS CO. PLAT NO. 1, as Recorded in Plat Book 2, Page 26 through 28 of the Public Records of Palm Beach County, Florida.
Palm Beach County, Florida

PEANUT STORE PLAT



LOCATION MAP

N.T.S.

The Instrument Prepared by
Thomas R. Palbicke of
HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
3850 N.W. Boca Raton Blvd., Boca Raton, Florida 33431
Phone: (561) 365-3600 Fax: (561) 365-2237 E-Mail: hweajh@bellsouth.net

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that ESMail LAND CORPORATION, a Florida Corporation, owners of the lands shown hereon, being in Section 18, Township 46 South, Range 42 East, Palm Beach County, Florida, shown hereon as PEANUTS COUNTRY STORE PLAT, being more particularly described as follows:

The South Half (1/2) of Tract 119 of Section 18, Township 46 South, Range 42 East, according to the Plat of "Palm Beach Farms Company Plat No. 1", recorded in Plat Book 2, Pages 26 through 28, of the Public Records of Palm Beach County, Florida, Excepting therefrom that part lying within 40 feet of the centerline of the County Road, being more particularly described as follows:

BEGINNING at the intersection of the East line of said Tract 119 with a line 40 feet North of and parallel with the South line of the Southwest 1/4 of said Section 18; thence S.89°33'39"W., along a line 40 feet North of and parallel with the South line of the Southwest 1/4 of said Section 18 a distance of 327.61 feet; thence N.01°11'30"W., along the West line of said Tract 119, a distance of 358.78 feet; thence N.89°21'40"E., along the North line of the South 1/2 of said Tract 119, a distance of 327.66 feet; thence S.01°10'49"E., along the East line of said Tract 119, a distance of 359.92 feet to the POINT OF BEGINNING.

Said lands contain 2.703 acres, more or less.
Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1 Tract "A", as shown hereon, is hereby reserved for the ESMail LAND CORPORATION, a Florida Corporation, its Successors and Assigns, for Private purposes pursuant to Palm Beach County Zoning Regulations and is the perpetual maintenance obligation of said Corporation, its Successors and Assigns, without recourse to Palm Beach County.
- 2 BUFFER EASEMENTS: The Buffer Easements, as shown hereon, are hereby reserved for the ESMail LAND CORPORATION, a Florida Corporation, its Successors and Assigns, for Buffer purposes and are the perpetual maintenance obligation of said Corporation, its Successors and Assigns, without recourse to Palm Beach County.
- 3 TRACT "B": The Additional Right of Way as shown hereon, is hereby Dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the Public for Public Street purposes.
- 4 LIMITED ACCESS EASEMENT: The Limited Access Easement as shown hereon, is hereby Dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- 5 UTILITY EASEMENTS: The Utility Easements as shown hereon, are hereby Dedicated in perpetuity for the construction and maintenance of Utility Facilities, including Cable Television Systems. The installation of Cable Television Systems shall not interfere with the construction and maintenance of other Utilities.
- 6 DRAINAGE EASEMENTS: The Drainage Easements as shown hereon, are hereby Dedicated in perpetuity for drainage purposes. The maintenance of all Drainage Facilities located therein shall be the perpetual maintenance obligation of the ESMail LAND CORPORATION, a Florida Corporation, its Successors and Assigns, without recourse to Palm Beach County. Palm Beach County shall have right, but not the obligation, to maintain any portion of the Drainage System encompassed by this Plat which is associated with the drainage of Public Streets, including the right to utilize for proper purposes any and all Drainage, Lake Maintenance, Lake Maintenance Access Easements, and Private Streets associated with said Drainage System.

IN WITNESS WHEREOF, the above-named Corporation has caused these presents to be signed by its President and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of JANUARY, 2000.

ESMAIL LAND CORPORATION
A Florida Corporation

Witness: David T. Aronberg
(Print Name) DAVID T. ARONBERG

By: Ally Esmail
Ally Esmail, President

Witness: Meredith Roback
(Print Name) MEREDITH ROBACK

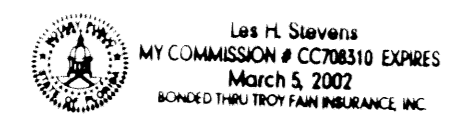
ACKNOWLEDGEMENT

State of Florida ss
County of Palm Beach

BEFORE ME personally appeared Ally Esmail who is personally known to me and who executed the foregoing instrument as President of ESMail LAND CORPORATION, a Florida Corporation and severally acknowledged to and before me that he executed such instrument as such officer of said Corporation, and that the Seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that it was affixed to said instrument by due and regular Corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and Official seal this 27th day of JANUARY, 2000.

H. Bruce Gosman
Notary Public - State of Florida
My Commission Expires:



MORTGAGEE'S CONSENT

State of Florida ss
County of Palm Beach

The undersigned hereby certifies that it is the holder of a Mortgage upon the property described hereon and does hereby join in and consent to the Dedication of the land described in said Dedication by the Owner thereof and agrees that its Mortgage which is recorded in Official Record Book 11600 at Page 187 of the Public Records of Palm Beach County, Florida, shall be subordinate to the Dedication shown hereon.

SouthTrust Bank, N. A.
a National Association

Witness: K. Rader
(Print Name) K. Rader

Witness: Ally Esmail
(Print Name) Ally Esmail

By: H. Bruce Gosman
(Print Name) H. Bruce Gosman, Vice President

ACKNOWLEDGEMENT

State of Florida ss
County of Palm Beach

BEFORE ME personally appeared H. Bruce Gosman who is personally known to me and who executed the foregoing instrument as Vice President of SouthTrust Bank, a Florida Corporation and severally acknowledged to and before me that he executed such instrument as such Officer of said Corporation, and that the Seal affixed to the foregoing instrument is the Corporate Seal of said Corporation and that it was affixed to said instrument by due and regular Corporate authority, and that said instrument is the free act and deed of said Corporation.

WITNESS my hand and Official seal this 3 day of February, 2000.

Katherine F. Rader
Notary Public - State of Florida
My Commission Expires:



SURVEYOR'S CERTIFICATE

This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.s) have been placed as required by law and that Permanent Control Points (P.C.P.s) and Monuments according to Section 177.091 (g), Florida Statutes will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and Ordinances of Palm Beach County, Florida.

Thomas R. Palbicke
Thomas R. Palbicke
Professional Land Surveyor
Florida Registration No. 5061

TITLE CERTIFICATION

State of Florida ss
County of Palm Beach

I, Les H. Stevens, a duly licensed Attorney in the State of Florida do hereby certify that I have examined the Title to the hereon described property; that I find the title to the property is vested in ESMail LAND CORPORATION, a Florida Corporation; that the current taxes have been paid; that all Mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this Plat.

Les H. Stevens
Les H. Stevens, Esquire
Attorney at Law
State of Florida
Date: January 27, 2000

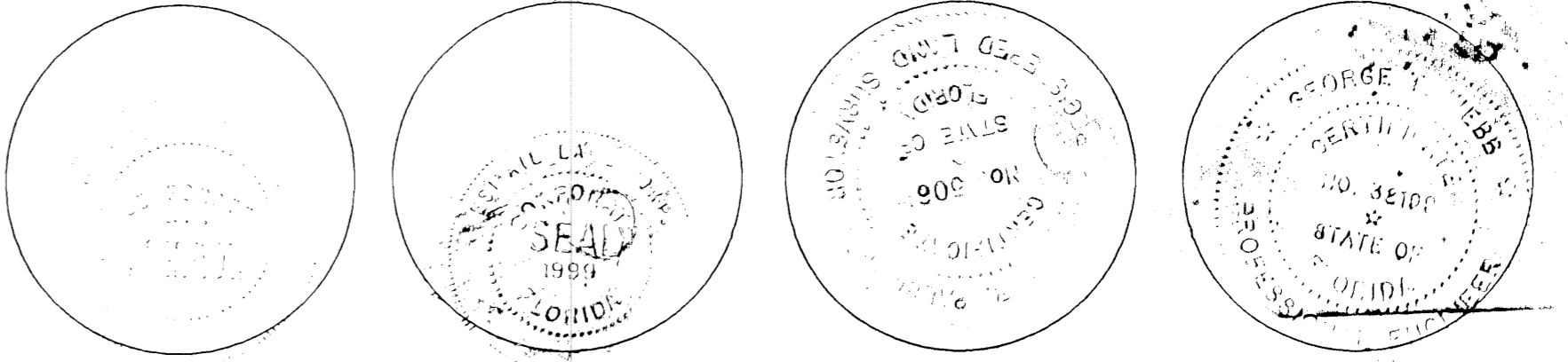
COUNTY APPROVAL

COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 23 day of March, 2000, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081(1), Florida Statutes.

George Webb
George Webb, P.E., County Engineer

South Trust Bank, N. A. Esmail Land Corp. Surveyor County Engineer



RECORDS SECTION
BOOK 87
PAGE 146
FLOOD MAP # 2004
ZONING 1R
ZIP CODE 33441
PLAT NAME